



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 17-126596-LP

Project Name/Address: Mirador Phase II
10232 NE 10th Street, Bellevue, WA.

Planner: Mark C. Brennan

Phone Number: (425) 452-2973

Minimum Comment Period: 14 days

Materials included in this Notice:

- ☐ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

17-126590-LP
Mira II

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

revised to include Phase 1 MDP 28 Nov '17

Received

NOV 30 2017

Permit Processing

Reviewed by Mark C. Brennan (MCB)
on December 4, 2017

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Mirador Phase 1 and 2
2. Name of applicant: [\[help\]](#)
Create World is Onwer / Developer.
MZA Architects is representative.
3. Address and phone number of applicant and contact person: [\[help\]](#)
Create World
Contact Eugene Hu / Rod Leung
10230 NE 10th Street
Bellevue WA 98004
425.453.666
ehu@create-world.us
4. Date checklist prepared: [\[help\]](#)
November 28, 2017
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Project ground-breaking is projected for June 2017
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No future activity
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A phase 1 report (environmental, not project "phase 1") has been completed. Attached
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No, Only City of Bellevue permit processes are required for project.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Retail and Restaraunts will need Tenant Improvement and health dept approvals.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
As submitted, The TOTAL project site area equals 51,162 SF. The

Ground-breaking date
is in the past

total building area for both phases is TOTAL 330,542 GSF. 130,578 GSF for Phase 1, 199,874 GSF for Phase 2. The First Phase project is currently under construction and is an apparmtent complex. The phase 2 is a residential condominium located at 10224 NE 10th street (Cross street is 103rd Avenue) in Bellevue. The Second Phase site is 17,051 SF per King County Records. Phase 2 antipcates unit count is appx 150 units and retail of appx 11,000 SF. Underground parking is provided.

Refer to Transportation item "C" below.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Phase 2 Site address per King County Records is 10224 NE 10th street, Bellevue WA 98004. It is the current location of Papa Johns Pizza and Create World offices, with Phase 1 to the north. Legal Description is: MOUNTAIN VIEW TRS UNREC VAL OF UNDEEDED STS & ALLEYS INCL IN ADJ LOT VAL LESS RD and MOUNTAIN VIEW TRS UNREC PCL A BELLEVUE BLA #15-122837 LW REC #20151020900001 SD BLA BEING LOT 2 & 3 BLK 3 SD UNREC MOUNTAIN VIEW TRS

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Appx 3% in localized areas
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Geo tech repost calls out a sub-surface condition call "Vashon Glacial Till" which is a mix of silt sand and gravel. No agricultural soils or land exist.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No surface conditions or history of unstable soils
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Project anticipates excavation for underground parking. Little to no fill or significant grading. Amount of

excavation is estimated at 21,000 Cy Yds for Phase 2. Phase 1 is already excavated and complete.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No significant erosion anticipated with excavation. Civil plans will call out TESC (Temporary Erosion Control) plans during permit process. Minor erosion during clearing will be mitigated by Contractor by following Construction Stormwater Pollution Prevention Plan (CSWPPP) which prevents impacts on downstream drainage

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Appx 95%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

TESC plans will indicate measures, including silt fencing, marked construction entrances for dirt control on roads and baker tanks for de-watering activities.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Vehicle and equipment exhaust during construction. Vehicle exhaust from visitors and occupant of condos. None known during maintenance. Quantities unknown. Dust and Debris during demolition will be hosed down, and perimeter fencing will have fabric to mitigate off-site dust emissions into air. Contractor will utilize vacuum grinders during concrete grinding.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No waste materials will be discharged.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Storm Water runoff source will be limited to rain that falls directly onto the site. Runoff from the site will be storm water only. This storm water runoff will be collected in roof and courtyard drains and discharged into the existing municipal storm drain system in NE 10th Street. This municipal storm drain system discharges to Meydenbauer Bay.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Only by accident. During construction, contractor will have emergency clean-up and kits suitable for spills and minor accidents.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No, Current and future site is flat, drainage occurs at street slopes
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Site and sidewalk grading will allow surfaces to drain to streets similar to current.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
All current vegetation will be removed
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Proposed landscaping will be higher in quality and quantity to meet City's requirements for street trees, sidewalk enhancements, etc.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric for power and heating needs.

Gas for cooking

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Only in the immediate vicinity to the north.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None proposed at this time

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

Phase 1 (Environmental, not "project" phase) report indicates an underground storage tank, but no known contamination can be found or evidence of leaking. To be monitored during construction if issues to be found.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

*No toxic or hazardous chemicals as a result of project.
During construction, contractor will monitor all materials on site and follow all safety precautions for materials that may cause harm.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services required.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Contractor will have safety inspector with a plan to mitigate any minor environmental emergencies on site.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Typical street noise, urban environment

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Construction noise on a temporary basis, final project will have similar urban environment.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Contractor will follow all City ordinances for working / operational hours. Electric crane and hoists are planned to be used to mitigate machinery noise. Contractor does not allow radios on site.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Parking for one-story retail facilities on current site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Site not part of forest or farm space

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
No
- c. Describe any structures on the site. [\[help\]](#)
One-story wood frame retail structure at Phase 2 site. Phase 1 is under construction and is a total 6-story structure
- d. Will any structures be demolished? If so, what? [\[help\]](#)
All current structures will be demolished, for phase 2. Phase 1 under construction currently will remain.
- e. What is the current zoning classification of the site? [\[help\]](#)
DNTN-MU Overlay B (Phase 2) **DNTN-MU Perimeter Overlay B-1 & B-2**
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
DNTN MU Overlay B-2 **Downtown**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not Applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Phase 2 = appx 150 units are anticipated to house appx 250 persons, with retail providing 45 to 50 workers. Phase 1 is 176 units housing appx 275 person. Management of Phase 1 and 2 will be done jointly with Phase 2 for an add'l 3 to 5 workers.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
No residents will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None proposed
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Condos and apartments will increase residential occupancy which is compatible of Downtown livability initiative and this mixed use zone. **Proposal will also be reviewed for compatibility with applicable Comprehensive Plan policies.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Phase 2 = 150 unit of middle to high income housing. Phase 1 = 176 units of middle income (apartment)

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing eliminated

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

As submitted, Phase 2 project is app 240' tall with no added antnennas or spires. Principal exterior material is glass and metal panels. Phase 1 is signifcanlty lower in height.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Phase 1 to north had a few units facing south that will now have some views obstructed by phase 2.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Building will be of high-quality materials, easily maintained and high design standards.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Glass is antipcated to be appx 50% or less of façade to keep glare minimized. Metal panels will not be reflective. Sunny days off south face would be when glare could be produced

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Safety issues not anticpated, no interference with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Non-reflective metals panels, canopy and overhangs for shading

at street level.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Downtown Bellevue Park
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
None proposed

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
None known
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
No assessment needed
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
No mitigation needed

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
NE 10th Street and 103rd Avenue.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes, transit service is along NE 10th and appx 1 block away at Bellevue Way and 102nd street
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Current site has appx 20 spaces. Future project will have total of all underground 379 stalls with appx 127 coming in Phase 2

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Improvements required by City of Bellevue including improved sidewalks, pedestrian curb-cut and amenities and others required during permit process.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Project is currently submitted for model runs and traffic reports with City of Bellevue. Trips are unknown at this time. Peak traffic likely to be morning and afternoon work times for residents. Retail and restaurant uses would have most deliveries in the morning, but spaces are not large. Loading area will be managed for coordinated deliveries.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Access is off 103rd to project taking traffic and entrances off NE 10th.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Increased resident populations may increase school needs.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

All services above on site, except no septic proposed.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity and gas will be from PSE

City Water and Sewer services.

Telephone and internet services likely from several providers.

Refuse from Allied Waste (City's preferred vendor)

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Brad Smith

Name of signee: *Bradley R Smith*

Position and Agency/Organization: *MZA Architects - Senior Associate*

Date Submitted: *November 27, 2017*